"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., May 5, 1988 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 5 , 10 18

THE JEFFERSONIAN,

Susan Suder Obrett

33.75

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by suthority of the Zoning Act and Regulations of Baltimore County will hold a public

hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Maryland as follows:
Petition for Zoning Variance
Case number: 88-472-A
ES Brickstore Road, 579 N
of Upper Beckleysville Road
(18905 Brickstore Road)
5th Election District
3rd Councilmanic District
Petitioner(s): Mayrland F
Lauterbach, Jr., et ux
Hearing Date: Priday
May 27, 1988 at 9:00 a.m.

height of 18 feet in lieu of the man

mum permitted 15 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in

must be in writing and received in this office by the date of the hearing set above or presented at the hear-

1. ROBERT HAINE

IN RE: PETITION FOR ZONING VARIANCE E/S Brickstore Road, 575' N of Upper Beckleysville Road (18905 Brickstore Road) 5th Election District 3rd Councilmanic District

Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY Case No. 88-472-A Maynard F. Lauterbach, Jr., et ux

> FINDINGS OF FACT ANT CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an accessory structure (garage) height of 18 feet in lieu of the maximum permitted 15 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 18905 Brickstore Road, is zoned R.C.2 and consists of 1.435 +/- acres. The Petitioners testified and introduced evidence supporting same that they applied for a permit and contracted for the construction of a detached garage with a height of 12 feet. The contractor, however, constructed the garage at a height of 18 feet because the Petitioners needed and wanted a clearance of 12 feet. Mr. Lauterback testified that they did not live on the property at the time of construction and were not aware of any problem with the structure until a neighbor filed a complaint with the Zoning Office because he feared the Petitioners would be using the accessory structure for business purposes. The Petitioners testified that the garage will be used solely for the protection of their vehicles and storage space. The Petitioners further testified as to the practical difficulty and hardship they would suffer if the variance was not granted.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the variance requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore should be

> Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

> > J. Robert Haines

Mr. & Mrs. Maynard F. Lauterbach, Jr. 18905 Brickstore Road Hampstead, Maryland 21074

Res Petition for Zoning Variance CASE NUMBER: 88-472-A ES Brickstore Road, 575° N of Upper Beckleysville Road (18905 Brickstore Road) 5th Election District - 3rd Councilmanic District Patitioner(s): Maynerd F. Lauterbech, Jr., et ux HEARING SCHEDULED: FRIDAY, MAY 27, 1988 at 9:00 ...

Dear Mr. & Mrs. Lauterbachs

Please be advised that \$7987 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours.

J. Robert Haines UJ. ROBERT HAINES Zoning Commissioner o Baltimore County

There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in a practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held. and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this day of June. 1988 that the Petition for Zoning Variance to permit an accessory structure (garage) height of 18 feet in lieu of the maximum permitted height of 15 feet. in accordance with Petitioner's Exhibit 1. be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall not use the garage for the operation of any business. Further, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit. There shall be no living or sleeping quarters, and no kitchen and/or bathroom facilities.

> ( M Nontarow, a ANN M. NASTAHOWICZ Deputy Zoning Commissioner of Baltimore County

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

March 28, 1988

NOTICE OF HEARING

Pennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBERI 88-472-A ES Brickstore Road, 575' N of Upper Beckleysville Road (18905 Brickstore Road) 5th Election District - 3rd Councilmenia District HEARING SCHEDLLEDS FRIDAY, MAY 27, 1988 at 9:00 a.m.

Variance to allow an accessory height of 18 feet in lieu of the maximum permitted 15

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Maynerd F. Lautherbach, Jr., et us

Mr. & Mrs. Maynard F. Lauterbach 18905 Brickstore Road Sykesville, Haryland 21784 RE: Petition for Zoning Variance E/S Brickstore Road, 575' M of Upper Beckleysville Road 5th Election District; 3rd Councilmanic District Case No. 88-472-4 Dear Hr. & Mrs. Lauterbachs Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order. In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office. Very truly yours, a MALLEN ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County Enclosures cc: People's Counsel

LANDMARK COMMUNITY NEWSPAPER THE RESERVE T THIS IS TO CERTIFY that the an was published for......cne. (1).... to the .....5th ...... day of May Carroll County Times, in Westmi Randalistown News, a Community Times, a (\$ 31.12) LANDMARK COMMUNITY NEWSPA

Being Known as Let 3 as shown on the plat

entitled Subdivision of Property for Albert

Mengel Property recorded oming the land records

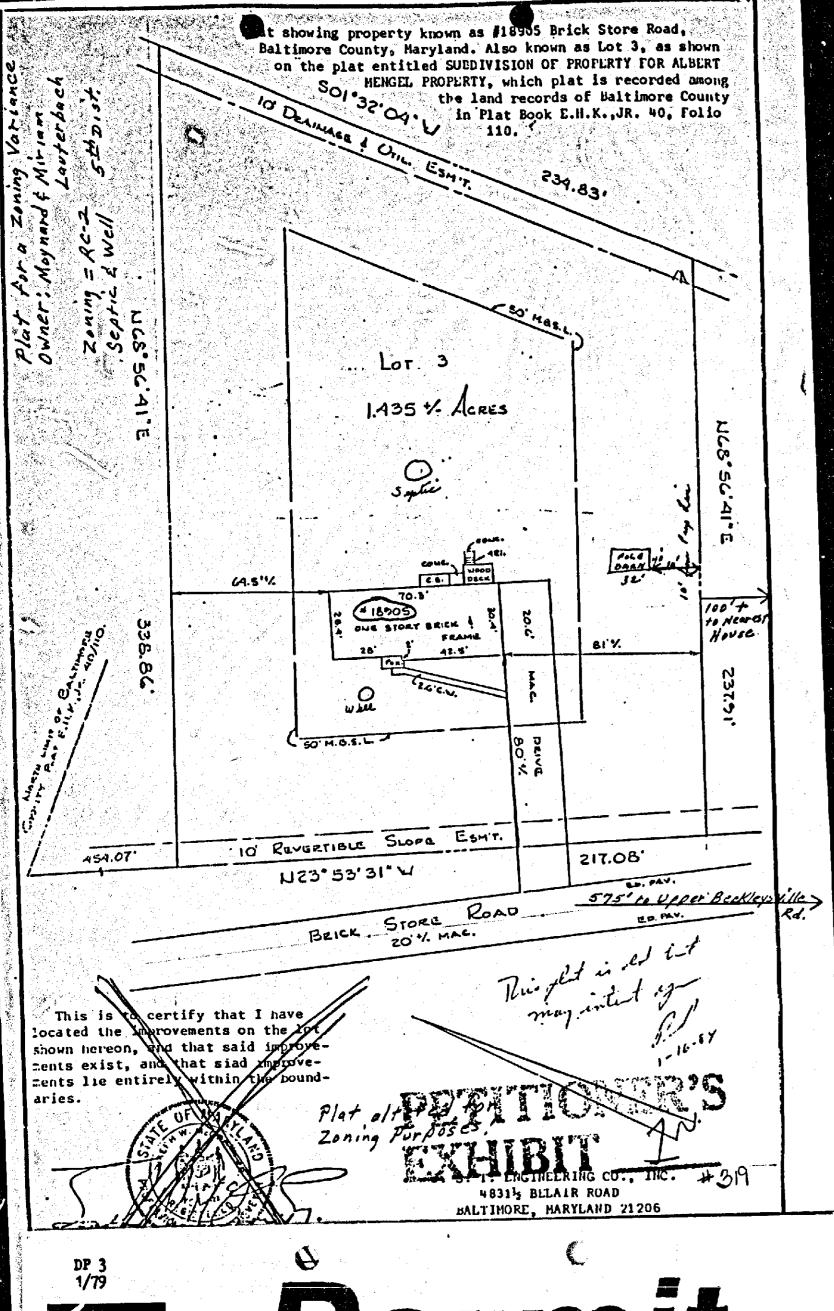
of Baltimore County in Plat Book EH.K. Jr. 40,

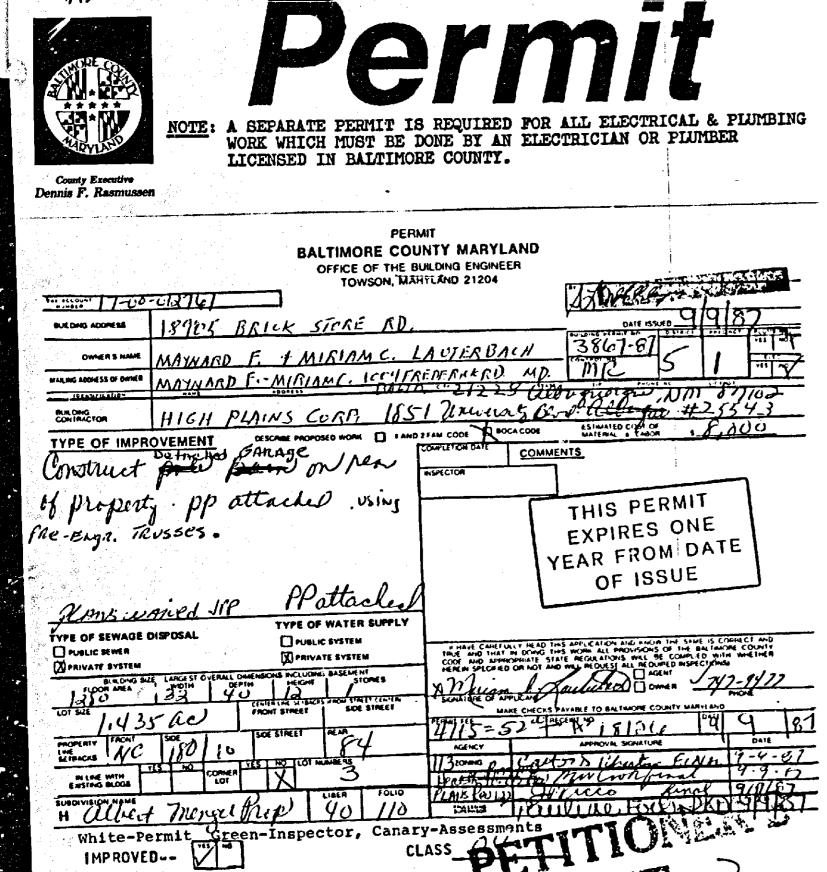
Folio 110.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Torren, Maryland	88-472-1
Outrict 57/5	Date •	Posting Gray 2-88
Posted for: 1/17	400 19 1	
ocation of property: Land P.	L. J. Loutvloch Go. I de ef Brishoter Rod vill Boud (18925/1) 25 front ef 18925/19	sudistant Prod
ocation of Signat	2. fort of 1.205 18	related that
temarks:	Parks of parties	- mul/13-55

Dennis F. Rasmussen





THIS PERMIT MUSTIBLE POSTED SEE OTHER SIDE FOR INSPECTIONS

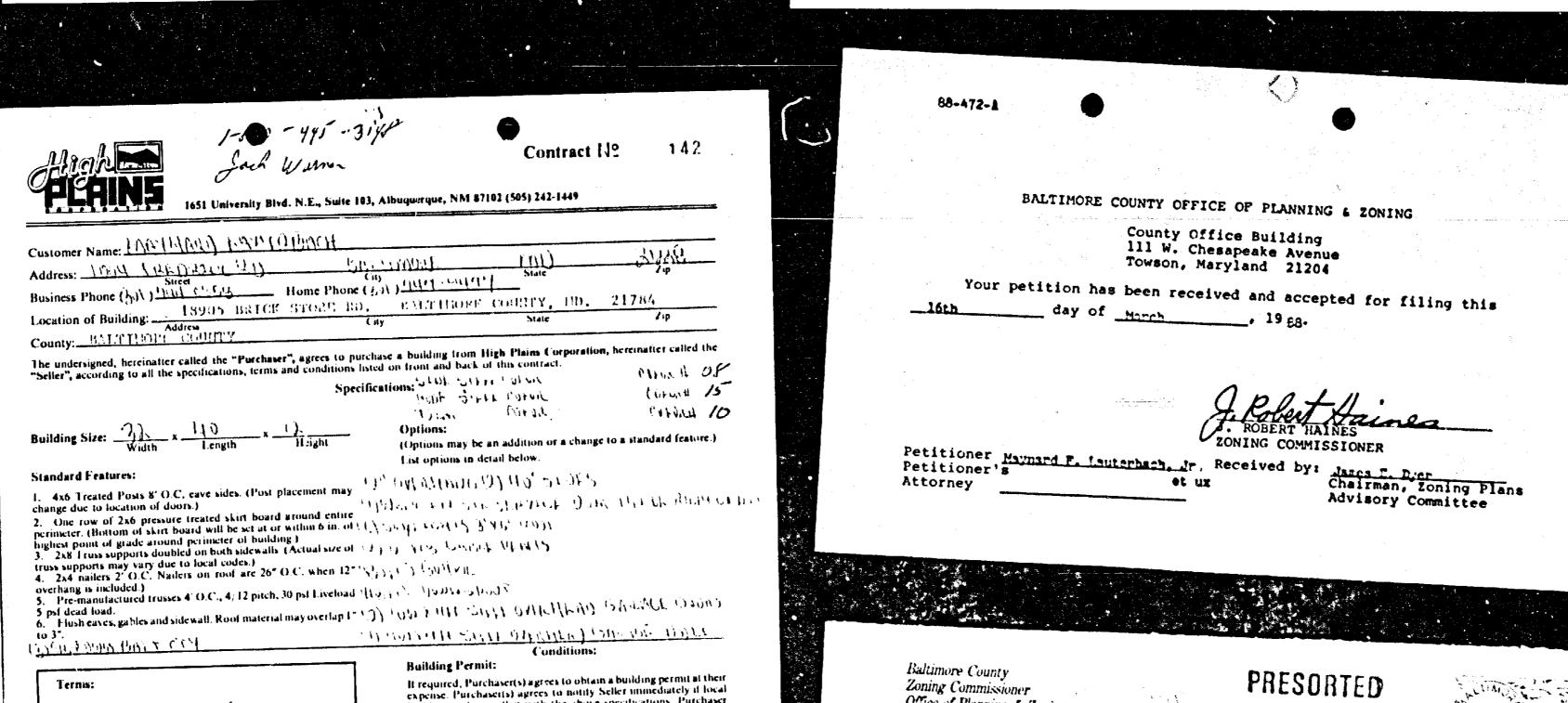
Baltimore Cou Fire Departm Towson, Mary 494-4500			
Paul H. Reinck Chief	March 11, 1988		
J. Robert Zoning Comm Office of P	Haines missioner Planning and Zoning County Office Building		
Re: Proper	rty Owner: Maynard F. Lauterbach, Jr.,	et ux Dennis F. Rasmur County Exec	
Locati	ion: E/S Brickstore Rd., 575' N. of U	pper Beckleysville Rd.	
Item 1	No.: 319 Zoning Age	enda: Meeting of 3/15/8	
Gentlemen:			
	Fire hydrants for the referenced property ar located at intervals or feet along an adance with Baltimore County Standards as public Works.	olished by the Department	
( ) 2.	A second means of vehicle access is required	i for the site.	
( ) 3.	The vehicle dead end condition shown at		
	EXCEEDS the maximum allowed by the Fire Depo	artment.	
	The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.		
( <sub>x</sub> ) 5.	comply with all applicable requirements OI	buildings and structures existing or proposed on the site shall bly with all applicable requirements of the National Fire Pro- tion Association Standard No. 101 "Life Safety Code," 1976 edition or to occupancy.	
( ) 6.	Site plans are approved, as drawn.		
( ) 7.	The Fire Prevention Bureau has no comments.	at this time.	
REVIEWER:	Phanning Group Special Inspection Division  Noted and Approved: F	ire Prevention Bureau	

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE May 6, 1988 Mr. & Mrs. Maynard F. Lauterbach, Jr. 1004 Frederick Road Baltimore, Maryland 21228 RE: Item No. 319 - Case No. 88-472-A Petition for Zoning Variance Dear Mr. & Mrs. Lauterbach: State Roads Commissi Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administratio Industrial Development

Petitioner: Maynard F. Lauterbach, Jr., et ux The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled acccordingly. Very truly yours, Janes E. Dyer Zoning Plans Advisory Committee JED:dt Enclosures

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Hr. J. Robert Haines TO Zoning Commissioner April 13, 1988 P. David Fields FROM Director of Planning and Zoning Zoning Petition Nos. 88-165-SpHA, 88-466-SpH, 88-468-SpHXA, 88-470-A, SUBJECT\_88-472-A 88-473-A 88-475-A, 88-476-A There are no comprehensive planning factors requiring comment on this PDF:JCH:dme cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

CC: Mayeard F. Lanterback, Jr., et up CPS-008 4-18.8841



Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 Mr. & Mrs. Maynard & Lauterback 18905 Brick Store Road Sykesville, Maryland 21784 ZONING OFFICE

building endes conflict with the above specifications. Purchaser

agrees to bear any additional costs incurred by Seller due to such

conflict. Purchaser(s) agrees to mark each corner of the building on the site for location of the building and agrees that the location is not in violation with any state or local building codes.

Purchaser(s) agrees to have site prepared and marked before

delivery. Purchaser(s) also agrees to provide adequate access for delivery. If for any reason materials cannot be delivered within 50 it. of building site or Purchaser(s) do not accept delivery.

Purchaset(s) agrees to bear any additional costs incurred in delivery. Purchaset(s) are responsible for making an accurate count of materials delivered and signing a delivery receipt. Any

shortages and, or damages must be specified on the delivery receipt

Down Payment

Delivery Payment

Completion Payment

REPRESENTATIVE PROJECT

Total Purchase Price Scilling (00)

This contract (front and back) constitutes an agreement between

Purchaser(s) and the Seller in its entirety and may only be changed in writing, properly endorsed by all parties height

(Company Officer)

4.3

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I have read and I understand above agreement and additional provisions on the back of this agreement and

You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the